

**PLACENTIA CITY COUNCIL
PLACENTIA CITY COUNCIL ACTING AS SUCCESSOR AGENCY TO THE
PLACENTIA REDEVELOPMENT AGENCY
PLACENTIA INDUSTRIAL COMMERCIAL DEVELOPMENT AUTHORITY
PLACENTIA PUBLIC FINANCING AUTHORITY
REGULAR MEETING MINUTES**

June 7, 2022

**6:00 p.m. – City Council Chambers
401 E. Chapman Avenue, Placentia, CA**

SPECIAL PROCEDURES NOTICE

On March 4, 2020, pursuant to California Government Code Section 8625, Governor Newsom declared a State of Emergency as a result of the threat of the COVID-19 virus.

On September 17, 2021, Governor Newsom signed AB 361, which went into immediate effect as urgency legislation. AB 361 added subsection (e) to Section 54953 to authorize legislative bodies to conduct remote meetings provided the legislative body makes specified findings. As of February 9, 2022 it was reported that the COVID-19 pandemic had killed more than 81,811 Californians. Social distancing measures decrease the chance of the spread of COVID-19.

Given the health risks associated with COVID-19, please be advised that while the City Council Chambers are open to the public, some or all of the Placentia City Council Members may attend this meeting via teleconference. Those locations are not listed on the agenda and are not accessible to the public.

How to Observe the Meeting

To maximize public safety while maintaining transparency and public access, in addition to being open to the public, all City Council meetings are available to view live on AT&T U-verse (Channel 99), Spectrum (Channel 3), and online at www.placentia.org/pctv.

How to Submit Public Comment

Members of the public may provide public comment in person or comments may be sent for City Council consideration by email to the City Clerk at cityclerk@placentia.org. Please limit submitted comments to 200 words or less. Comments received before or during a Council meeting, until the close of the **Oral Communications** portion of the agenda, may not be read during the City Council meeting but will be summarized in the public record and are subject to the regular time limitations per speaker. Longer submittals will be included in the public record. If you are unable to provide your comments in writing, please contact the City Clerk's Office for assistance at (714) 993-8231.

Americans with Disabilities Act Accommodation

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at cityclerk@placentia.org or by calling (714) 993-8231. Notification 48 hours prior to the meeting will generally enable City Staff to make reasonable arrangements to ensure accessibility while maintaining public safety. (28 CFR 35.102.35.104 ADA Title II)

Until further notice the City will implement the guidelines of the California Department of Public Health regarding social distancing.

The City of Placentia thanks you in advance for taking all precautions to prevent the spread of the COVID-19 virus.

CALL TO ORDER: Mayor Pro Tem Wanke called the meeting to order at 6:00 p.m.

ROLL CALL:

PRESENT: Green, Smith, Yamaguchi, Wanke
ABSENT: Shader

ORAL COMMUNICATIONS:

Mayor Pro Tem Wanke opened Oral Communications for the Closed Session. City Clerk McKinnell stated that the City Clerk’s Office had received no public comment for the Closed Session.

The City Council and Boards of Directors recessed to the City Council Caucus Room for the purpose of conducting their Closed Session proceedings on the following:

- 1. Pursuant to Government Code Section 54956.8
CONFERENCE WITH REAL PROPERTY NEGOTIATOR
 Property: 202 W. Santa Fe Avenue
 Agency Negotiator: Damien R. Arrula, City Administrator
 Negotiating Party: Blake Family Trust
 Under Negotiations: Price and Terms of Payment

RECESS: The City Council and Boards of Directors recessed to their 7:00 p.m. Regular Meeting.

CALL TO ORDER: Mayor Pro Tem Wanke called the meeting to order at 7:00 p.m.

ROLL CALL:

PRESENT: Green, Smith, Yamaguchi, Wanke
ABSENT: Shader

STAFF PRESENT:

City Attorney/Authority Counsel Christian Bettenhausen; City Administrator Damien Arrula; Deputy City Administrator Rosanna Ramirez; Deputy City Administrator Luis Estevez; Police Chief Brad Butts; Fire Department Battalion Chief Jason Dobine; Director Finance Jennifer Lampman; Director of Community Services Karen Crocker; Director of Development Services Joe Lambert; Assistant to the City Administrator/Economic Development Manager Jeannette Ortega; City Clerk Robert McKinnell; Interim Deputy City Clerk Nancy M. Albitre

INVOCATION: Chaplain Sterling Bennett

PLEDGE OF ALLEGIANCE: Captain James McElhinney

PRESENTATIONS: None

CLOSED SESSION REPORT:

City Attorney/Authority Counsel Bettenhausen stated that there was nothing to report.

CITY ADMINISTRATOR REPORT:

City Administrator Arrula introduced one (1) new City Employee.

He introduced Firefighter Brandon De Perez. Brandon attended Santa Ana College and graduated from Santa Ana Basic Fire Academy in December 2017. He has worked in the cities of La Verne and Fullerton and in 2020 was excited to be accepted as a Reserve Firefighter for the City of Placentia. Within a year, he was promoted to part-time Firefighter and has now been promoted to a full-time Firefighter for the City of Placentia.

ORAL COMMUNICATIONS:

Kevin Larson, City Treasurer invited residents and businesses to participate in the Legacy Brick Program. He noted that the City and Placentia Community Foundation are now selling personalized commemorative bricks to the community for installation in the Kraemer Memorial Park Dolphin fountain plaza area. Bricks cost \$130 each and Placentia seniors (65+) can purchase a brick for a discounted rate of \$95. For questions about the Legacy Brick Program or to purchase a brick, visit www.placentia.org/legacybrick or contact Community Services at (714) 993-8232.

CITY COUNCIL/BOARD MEMBER COMMENTS:

Councilmember Smith announced that the City Council had recently approved the Commercial Sign waiver Program. This program allows the City to waive all planning and building fees, up to \$1,000 per business for upgrading their existing commercial building sign. Participating businesses must have a current business license with the City. He added that the program will expire on November 1, 2022 and encouraged business owners to call (714) 993-8268 for more information. He announced that he and Councilmember Green participated in the Chamber of Commerce First Responder's breakfast where the City's Police, Fire and Ambulance service personnel were recognized. He noted that he also attended the Public Works open house at the City's Corporate yard and noted that students from Melrose Elementary also attended and enjoyed seeing the equipment. He also announced his attendance at a meeting with the Orange County Council on Governments and his participation in a meeting to review the City's Refuse contracts with Councilmember Yamaguchi and Staff. He added that he participated in a Veterans Advisory Committee meeting with Councilmember Green to discuss planning for the upcoming Veterans Day event. Lastly, he complimented Staff on their participation and work at the Innovating Commerce Serving Communities (ICSC) Conference. This is a conference where Staff cultivates relationships with businesses to encourage the establishment of businesses in the City. He also noted that he was impressed with Mayor Shader's negotiation skills when meeting with potential businesses.

Councilmember Green promoted the Placentia Palm Quarterly brochure and encouraged all residents to look for the new issue which will highlight summer events throughout the City. He noted that the Quarterly brochure is also located online at www.Placentia.org He also announced that Mayor Pro Tem Wanke was recently appointed Chair of the Orange County Sanitation District. He announced his attendance at the First Responder's breakfast and the Valencia High School Memorial Day event and complimented the students for their efforts. He also noted that the wreath laying event at the Veteran's Memorial at Civic Center Plaza was well attended. He also noted that he attended the Celebration of Life Service for former Planning Commission member Christine Schaefer. Lastly, he noted that he received an email announcing the relocation of the Veteran's clinic in Anaheim to Placentia and expressed excitement about this new and improved location.

Councilmember Yamaguchi reported that he attended a meeting with Councilmember Green and Staff to review the City's Refuse contract.

Mayor Pro Tem Wanke announced that he had the opportunity to tour the Hindu Temple on Bradford Avenue He commented on the history of the development of the site noting that it is the only custom-built Temple in Orange County. He encouraged fellow Councilmembers to take a tour of the facility. He announced that he met with constituents in the Fourth District to discuss issues that are of concern and noted his availability to meet with residents. He also commented on a phone call with Yorba Linda Water District about a water leak at the Rose Village Shopping center next to Carl's Jr. He noted that the Yorba Linda Water District and City Staff are working with the property owner to resolve the water leak.

1. CONSENT CALENDAR (Items 1.a. through 1.e.):

Motion by Green, seconded by Smith, and carried a (3-0-2) vote to approve the Consent Calendar items 1.a. through 1.e., as recommended.

- 1.a. **Consideration to Waive Reading in Full of all Ordinances and Resolutions**
Fiscal Impact: None
Recommended Action: Approve
(Approved 3-0-2, as recommended)

- 1.b. **City Fiscal Year 2021-22 Register for June 7, 2022**
Check Register
Fiscal Impact: \$2,549,641.87
Electronic Disbursement Register
Fiscal Impact: \$1,230,588.22
Recommended Action: Receive and file
(Received and Filed, as recommended)

1.c. **Public Works Agreement with Great Western Installations Inc. for the Purchase and Installation of the Playground Equipment at La Placita Parkette CIP and Prop 68 Project No. 7911**

Fiscal Impact:

Revenue:	Budgeted:	\$640,000.00	Prop 68 Grant Fund
Expenditures:	Expense:	\$304,371.86	Prop 68 Grant Fund

Recommended Action:

- 1) Award a Public Works Agreement to Great Western Installations Inc., for the La Placita Parkette playground equipment renovation project in the amount of \$304,371.86; and
- 2) Authorize the City Administrator to approve contract change orders up to 10% of the contract not-to-exceed amount, or \$30,437.19 for unforeseen conditions if necessary to complete the project; and
- 3) Authorize the City Administrator and/or his designee to execute all necessary documents, in a form approved by the City Attorney.

(Approved 3-0-2, as recommended)

1.d. **Resolution for Setting of Public Hearing for Fiscal Year 2022-23 Solid Waste Collection Rates**

Fiscal Impact: Expense: \$15,000 Mailing Expense
Budgeted: \$15,000 FY 2021-22 Operating Budget
Refuse Administration Fund (374386-6225)

Recommended Action:

- 1) Adopt Resolution No. R-2022-37, a Resolution of the City Council of the City of Placentia, California, declaring its intention to adopt increased solid waste collection charges, setting a public hearing for July 19, 2022 and directing Staff to provide notice pursuant to Proposition 218; and
- 2) Adopt Resolution No. R-2022-38, a Resolution of the City Council of the City of Placentia, California, adopting procedures for establishing and increasing property related fees and charges under Proposition 218.

(Approved 3-0-2, as recommended)

1.e. **Amendment No. 2 to Cooperative Agreement with the Orange County Transportation Authority for the Design and Construction of a Placentia Metrolink Commuter Rail Station and Parking Structure**

Fiscal Impact: None

Recommended Action:

- 1) Approve Amendment No. 2 to Cooperative Agreement No. C-6-1117 with the Orange County Transportation Authority for the design and construction of a Metrolink commuter rail station and parking structure; and
- 2) Authorize the City Administrator to execute the above-mentioned Agreement Amendment, in a form approved by the City Attorney.

(Approved 3-0-2, as recommended)

2. PUBLIC HEARINGS:

2.a. **Public Hearing to Provide for the Annual Levy of Assessment for the City of Placentia Landscape Maintenance District 92-1**

Fiscal Impact:

Revenue: \$ 450,858 (Recouped Through Assessments)
Expenditures: \$ 419,200 (Proposed FY 2022-23 Budget LMD 92-1 Fund)

Recommended Action:

- 1) Open the Public Hearing concerning the levy and collection of assessments within the Landscape Maintenance District 92-1; and
- 2) Receive the Staff Report, consider all public testimony, ask questions of Staff; and
- 3) Close the Public Hearing; and
- 4) Adopt Resolution No. R-2022-35, a Resolution of the City Council of the City of Placentia, California, approving Engineer's Report, confirming diagram and

assessment, and ordering levy of continued assessments for Fiscal Year 2023-23 for Placentia Landscape Maintenance District No. 92-1.

5) Direct staff to return to the City Council with a future study session item to discuss the ongoing deficit associated with Placentia Landscape District 92-1. (Added by Council)

(Approved 4-0-1, as recommended)

Mayor Pro Tem Wanke opened the Public Hearing at 7:25 p.m.

City Administrator Arrula introduced Public Works Senior Management Analyst, Elsa Robinson who gave a presentation on the Annual Levy of Assessment for the City of Placentia Landscape Maintenance District 92-1.

City Clerk McKinnell stated that the City Clerk's Office had received no public comment for Item 2.a.

Mayor Pro Tem Wanke asked Ms. Robinson about reserve funds in District 92-1 and how funds in the District are balanced.

Ms. Robinson explained the adjustments that are made to ensure that the fund is balanced and noted that it is becoming difficult to balance this fund given increased costs.

In response to concerns by Mayor Pro Tem Wanke about deficits in the fund, Mr. Arrula recommended that a condition be added to the motion to have staff come back at a future study session to discuss how to address future funding for Landscape District 92-1.

Mayor Pro Tem Wanke closed the Public Hearing at 7:30 p.m.

Motion by Yamaguchi, seconded by Smith, and carried a (4-0-1) vote to approve Item 2.a., as recommended with additional recommended action No. 5.

2.b. **Public Hearing to Provide for the Annual Levy of Assessment for the City of Placentia Street Lighting District 81-1**

Fiscal

Impact:

Revenue:	\$135,286	(SLD-81-1 Assessments)
	\$ 36,214	(Transfer In From General Fund)
Expenditures:	\$171,500	(Proposed FY 22-23 Budget SLD 81-1 Fund)

Recommended Action:

- 1) Open the Public Hearing concerning the Levy and Collection of Assessments within the Placentia Street Lighting District 81-1; and
- 2) Receive The Staff Report, Consider All Public Testimony, Ask Questions of Staff; And
- 3) Close The Public Hearing.
- 4) Adopt Resolution No. R-2022-36, a Resolution of City Council of the City of Placentia, California, approving Engineer's Report, confirming diagram and assessment, and ordering levy of continued assessments for Fiscal Year 2022-23 for Placentia Street Lighting District No. 81-1.

(Approved 4-0-1, as recommended)

Mayor Pro Tem Wanke opened the Public Hearing at 7:31 p.m.

Public Works Senior Management Analyst, Elsa Robinson gave the presentation on the Annual Levy of Assessment for City of Placentia Street Lighting District 81-1, noting that assessments remain at 1981 levels and the General Fund contribution that is needed to balance the fund.

City Clerk McKinnell stated that the City Clerk's Office had received no public comment for Item 2.b.

Mayor Pro Tem Wanke closed the Public Hearing at 7:36 p.m.

Motion by Smith, seconded by Green, and carried a (4-0-1) vote to approve Item 2.b., as recommended.

2.c. **Introduction and First Reading of Ordinance No. O-2022-02, Whereby Chapter 23.78 of the Municipal Code shall be Amended Regarding the Standards and Regulatory Requirements for the Storage of Recreational Vehicles and Recreational Apparatuses on Private Property within Single-Family Residential Districts (Zoning Code Amendment 2022-02)**

Fiscal Impact: None

Recommended Action:

- 1) Open the public hearing concerning Ordinance No. O-2022-05; and
- 2) Receive the staff report, consider all Public Testimony, ask any questions of Staff; and
- 3) Close the public hearing; and
- 4) Find that adoption of Zoning Code Amendment No. 2022-02 is categorically exempt from environmental review and direct Staff to file a Notice of Exemption, pursuant to CEQA Section 15061(b)(3); and
- 5) Waive full reading, by title only, and introduce for first reading, Ordinance No. O-2022-05, an Ordinance of the City Council of the City of Placentia, California, finding that approval of Zoning Code Amendment No. 2022-02 is exempt from the California Environmental Quality Act (CEQA) Pursuant To CEQA Section 15061(B)(3) and approving Zoning Code Amendment No. 2022-02 amending Title 23 (Zoning Ordinance) of the City of Placentia Municipal Code regarding the standards and regulatory requirements for the storage of recreational vehicles and recreational apparatuses on private property within single-family residential districts as defined by Chapter 23.78 – Off-Street Parking.

(Approved 4-0-1, as recommended)

Mayor Pro Tem Wanke opened the Public Hearing at 7:37 p.m.

City Administrator Arrula introduced Senior Planner Andrew Gonzales who gave a presentation on Zoning Code Amendment 2022-02. He noted that at the direction of the City Council an Ad-hoc committee was formed to research and provide recommendations for the RV Ordinance. He noted that Councilmembers Smith and Yamaguchi served on the committee.

Councilmember Smith expressed concerns about the parking recommendation from the Planning Commission noting that not all properties have the turnaround area to allow parallel parking of RVs in front of the house and commented that perpendicular parking should still be allowed on the driveway. He urged for a commonsense approach.

Councilmember Yamaguchi commented that he had viewed the online video of the Planning Commission dialogue regarding this matter and expressed support for the recommendations from the Planning Commission.

Mayor Pro Tem Wanke noted that the diagram is not to scale and commented that many residential properties do not have the area to park parallel to the front of their homes. Nonetheless, he appreciated that the Planning Commission had observed a potential issue with the previous perpendicular parking configuration. He asked if staff had a recommendation regarding the tire covers.

Mr. Gonzales explained that the tire covers are an aesthetic feature, are low-cost and help with the accumulation of debris and cobwebs around the tires.

Mr. Arrula added that setting forth expectations and standards, such as wheel covers, sends a message to the community about the conditions in which RV parking will be allowed in residential areas and it is also more aesthetically pleasing to the surrounding neighborhood to have covers on the tires.

Councilmember Green agreed that tire covers are more aesthetically pleasing.

Councilmember Yamaguchi stated that not covering the tires is not ideal but questioned whether it is the role of the government to tell people to cover their tires.

Mayor Pro Tem Wanke expressed that he is in favor of tire covers, as previously recommended, and asked City Attorney Bettenhausen for direction to add the tire cover requirement into the recommended action.

Mr. Bettenhausen noted that the change to the Ordinance to include tire covers could be read into the record and specified in the motion.

City Clerk McKinnell stated that the City Clerk’s Office had received no public comment for Item 2.c.

Mayor Pro Tem Wanke closed the Public Hearing at 7:52 p.m.

Mayor Pro Tem Wanke recommended that the language requiring tire covers be added back into the Ordinance under Section 23.78.150(i).

Motion by Green, seconded by Wanke, and carried a (4-0-1) vote to approve Item 2.c., as recommended with the modification to Section 23.78.150(i) of the Ordinance, as follows:

*i) All recreational vehicles and recreational apparatuses located within the front yard area parked for a period of more than 72 hours shall be equipped with **appropriate tire covers**, rubberized wheel/tire chocks and trailer jack. These items shall be well-maintained and not be in a state of disrepair. All vehicle or apparatus covers shall be prohibited from using non-fitted tarps, cloth sheets, furniture covers, and/or similar coverings not intended for exterior use.*

3. REGULAR AGENDA:

3.a. Presentation of the Draft Fiscal Year 2022-23 Proposed Operating Budget Including General Fund, Special Revenue, Debt Service, Enterprise, Internal Service, Capital Improvement Program, and Fiduciary Funds Budgets

Fiscal Impact:

Fund Type	Revenues & Transfers In	Expenditures & Transfers Out
General Fund	\$45,482,968	\$45,429,130
Special Revenue	20,636,805	18,095,453
Debt Service	404,450	404,450
Enterprise	6,599,550	7,000,265
Internal Service	3,286,900	3,286,900
Fiduciary	5,503,447	5,610,139
Totals	\$81,914,120	\$79,826,337

It is recommended that the City Council take the following actions:

- 1) Review and discuss the Draft Fiscal Year 2022-23 Proposed Budget and Capital Improvement Program (CIP); and
- 2) Provide input and direction for final budget adoption at the City Council Meeting of June 21, 2022.

It is recommended that the Placentia Public Financing Authority take the following actions:

- 1) Review and discuss the Draft Fiscal Year 2022-23 Proposed Budget; and
- 2) Provide input and direction for final budget adoption at the City Council Meeting of June 21, 2022.

City Administrator Arrula introduced Finance Director Jennifer Lampman who gave a presentation on the Draft Fiscal Year 2022-23 Proposed Operating Budget.

Deputy City Administrator Estevez gave a presentation on the Proposed 2022-23 Capital Improvement Program.

Councilmember Smith remarked that he appreciated the conservative approach to the Budget, the proposed plans in the Capital Improvement Program, and the proposed position allocations which will improve operations as a whole.

Councilmember Green expressed that he is happy to see that the City will be able to fill and recruit for positions under the proposed Budget. He expressed appreciation for the City's reserves and suggested that the amount of reserves be increased in the future. He expressed appreciation for the fiscally sound decisions that have been made in recent years regarding the City's finances.

Councilmember Yamaguchi expressed appreciation to Staff for their efforts in producing the Budget. He expressed concerns about the position allocation plan and stressed the need to continue to seek Federal and State grant funding as much as possible.

Mayor Pro Tem Wanke thanked Finance Director Jennifer Lampman for her thorough presentation and efforts. He requested information on expenses associated with Public Safety Dispatch Center and Public Safety as it compares to previous expenses. He concurred with fellow Councilmembers that many of the proposed positions are needed and urged caution in proposing future positions in Administration. He requested clarification on the number of positions and duties in Administration at the next Budget hearing. Lastly, he requested that information on raising the reserves level be presented to the Council at a future meeting.

Mr. Arrula noted that the Measure U committee is already working on a presentation to Council.

Councilmember Green concurred that clarification on the position descriptions and classifications in Administration is needed. He noted the progress the City has made over the last 20 years.

CITY COUNCIL/BOARD MEMBERS REQUESTS:

Councilmember Green remarked that he looks forward to discussions on increasing the City's reserve funds.

ADJOURNMENT:

The City Council/Successor Agency/ICDA/PPFA Board of Directors adjourned at 8:38 p.m. in memory of Dolores Ventura Aguirre, Longtime Placentia Resident since 1930 and Mother of former Placentia Mayor and Councilmember Joe Aguirre and Christine Schaefer, Longtime Placentia Resident and Planning Commissioner, to a regular City Council meeting on Tuesday, June 21, 2022 at 5:30 p.m.


Chad Wanke, Mayor Pro Tem

ATTEST:


Robert S. McKinnell, City Clerk/
Agency Secretary

